

**UPPER TOWNSHIP PLANNING BOARD
MEETING MINUTES
NOVEMBER 15, 2018**

The regular meeting of the Upper Township Planning Board was held at the Township Hall, 2100 Tuckahoe Road, Petersburg, New Jersey at 7:30 p.m.

SUNSHINE ANNOUNCEMENT
SALUTE TO THE FLAG
ROLL CALL

Present: Michael Endicott, Jack Griffin, Joseph Harney, Ted Kingston, Gary Riordan, Robert Young and Chairman James Kelly.

Absent: Georgette Costello, Scott Morgan, Hobart Young, Mayor Palombo.

Also, in attendance were Jeffrey P. Barnes, Board Solicitor; Paul Dietrich, Board Engineer and Shelley Lea, Board Secretary and Zoning Officer.

APPROVAL OF THE OCTOBER 18, 2018 MEETING MINUTES

A correction was made to application # 5 of the minutes. A motion to approve the corrected minutes was made by Mr. Harney, seconded by Mr. Riordan, and approved. Abstain: Endicott.

SWEAR IN PAUL DIETRICH

TABLED APPLICATION

1. **BUJAR AND GAWI DAKU – BLOCK 846 LOT 4 – PB 07-18**

Application for preliminary and final site plan approval and variances for impervious coverage and number of parking spaces at LaFontana Restaurant, 1 S. Commonwealth Avenue in Strathmere.

Correspondence from Daniel J. McCann, Esquire, dated November 14, 2018, requests to table the application until December 20, 2018 at 7:30 p.m. There will be no further notice of this application required.

2. **HARRIET LANE LLC / 2058 SOUTH SHORE ROAD LLC – BLOCK 567
LOT 24 – PB 03-18**

Applicant is requesting an amendment to the Affordable Housing Plan, site plan approval and variance pertaining to Section 20-14.3 of the zoning ordinance to construct eleven additional rental affordable housing units on Harriet Lane in Seaville.

Correspondence from Julius N. Konschak, Esquire, indicates the above matter will be referred from the planning board to the zoning board of adjustment for their consideration.

MASTER PLAN REEXAMINATION

Mr. Dietrich referred to the 2018 Master Plan Reexamination Report Amendment dated November 2018 and prepared by Tiffany A. Cuvillo, PP, LLC. The report covers two issues that were not addressed at the previous master plan reexamination. There is an affordable age restricted housing project on Stagecoach Road across from the senior center that must be incorporated into the zoning. This project was in the 2008 master plan and he thought that the ordinance provisions had been adopted at that time, but they were not. This was discovered during review by the Fair Share Center.

Mr. Dietrich stated the report contains a recommendation that township committee adopts the ordinance and implement the regulations for the senior housing facility on Stagecoach Road. Page 4 of the report is essentially what was in the 2008 master plan reexamination and land use plan. There were two proposed age restricted communities that had received use variances since they were not permitted at that time. During the 2008 master plan reexamination these uses became conditional uses in the TC and TCC zones and not in the R and R2 zones. Page 5 makes a recommendation to have age restricted facilities as a conditional use in the R and R2 zoning districts. This will ensure that affordable housing units remain in effect through our local ordinances.

Mr. Dietrich explained the zoning schedule has been amended to include the proposed changes in the zoning ordinance.

The meeting was open to the public. Hearing no response, the meeting returned to the board.

STRATHMERE SUBCOMMITTEE MEETING

Mr. Dietrich informed the board that the subcommittee formed to discuss certain issues in Strathmere has had their second meeting. He stated that many issues were addressed, and another meeting date has been scheduled for December 6, 2018. Mr. Riordan and Mr. Kingston agreed that the meeting went well.

BILLS

A motion to pay the bills was made by Mr. Harney, seconded by Mr. Griffin, and approved.

RESOLUTIONS

1. SPECIAL RESOLUTION 06-2018 – RECOMMENDATION OF ADOPTION OF ORDINANCE NO. 019-2018 AMENDING TOWNSHIP ORDINANCE CHAPTER 20

A motion to adopt the resolution was made by Mr. Kingston, seconded by Mr. Young, and approved. In favor: Endicott, Griffin, Harney, Kingston, Riordan, Young, Kelly.

2. SPECIAL RESOLUTION 05-2018 – ADOPTION OF UPPER TOWNSHIP 2018 MASTER PLAN REEXAMINATION REPORT AMENDMENTS AND FAIR SHARE HOUSING PLAN

A motion to adopt the resolution was made by Mr. Harney, seconded by Mr. Kingston, and approved. In favor: Endicott, Griffin, Harney, Kingston, Riordan, Young, Kelly.

3. CAPE COMMERCIAL BUILDERS LLC – BLOCK 600 LOT 32 – PB 06-18

A motion to adopt the resolution was made by Mr. Riordan, seconded by Mr. Young, and approved. Abstain: Endicott.

4. MCDONALDS CORPORATON – BLOCK 560 LOT 1.01 – PB 08-18

A motion to adopt the resolution was made by Mr. Riordan, seconded by Mr. Griffin, and approved. Abstain: Endicott.

5. ADVANATAGE EQUIPMENT SALES LLC – BLOCK 600 LOT 30 – PB 09-18

A motion to adopt the resolution was made by Mr. Young, seconded by Mr. Harney, and approved. Abstain: Endicott.

DISCUSSION

Mr. Dietrich informed the board that the application for Harriet Lane will be sent to the zoning board since they will require a use variance for the proposed density.

ADJOURNMENT

A motion to adjourn was made by Mr. Young and seconded by Mr. Endicott. The meeting was adjourned at 8:06 p.m.

Submitted by,

Shelley Lea